

**WindsorMeade Marketplace
Section II Non-Residential Areas
Water Conservation Guidelines**

These water conservation regulations are adopted by C.C. Casey Limited Company, a Virginia limited liability company, for the WindsorMeade Marketplace development, after approval by the James City Service Authority ("JCSA") under the requirements of Paragraph 5 Water Conservation of the Proffers for WindsorMeade Marketplace dated October 3, 2003, of record in the office of the Clerk of the Circuit Court for the City of Williamsburg and County of James City as Instrument Number 030032006, as such Proffers may be amended from time to time. Use of any lot within the development for non-residential purposes shall be at all times subject to the following rules, as they may be amended from time to time.

1. Water-Efficient Landscaping

- (a) No more than 20% (twenty percent) of the developed area should be allowed turf irrigation.
- (b) Primary plantings should be drought tolerant, low water use plants. Non-invasive native plants are recommended. Note: A suggested plant list is available from the James City Service Authority (JCSA) or the C.C. Casey Limited Company.
- (c) Wherever possible, existing trees and vegetation should be retained.
- (d) Trees located in turf areas should be mulched.

2. Irrigation Systems

- (a) Underground automatic drip irrigation systems shall be permitted for both landscaped beds and turf.
- (b) Pre-existing vegetation should not be irrigated.
- (c) Automatic overhead irrigation systems will be allowed for turf only unless otherwise approved by JCSA. Sprinkler heads are to be pressure-regulated and systems must include rain sensors.
- (d) No irrigation wells shall be allowed unless approval is granted by JCSA. Wells must withdraw water from the Aquia or the Potomac Aquifers only.
- (f) Where feasible, water for common area irrigation should come from surface water and/or stormwater retention facilities.

3. **Indoor Appliances**

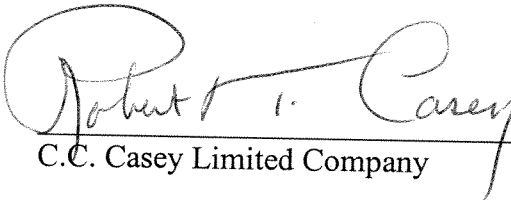
- (a) All builder-installed hot water heaters, washing machines and dishwashers should be water efficient models.
- (b) Where appropriate, point of use and/or centrally located small-volume hot water heaters should be used.

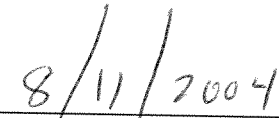
4. **Changes and Amendments**

C.C. Casey Limited Company and its successors or assigns reserves the right to amend or change Water Conservation Guidelines provided, however, that JCSA must approve any amendment or change.

5. **Enforcement**

From time to time the JCSA and James City County may adopt generally applicable water conservation rules. The C.C. Casey Limited Company and its successors or assigns shall incorporate such rules, which shall be fully enforceable by the C.C. Casey Limited Company as well as the JCSA and the County.


C.C. Casey Limited Company


Date


James City Service Authority


Date